

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for December 8, 2004 PLANNING COMMISSION MEETING

**P.A.S.:** Preliminary Plat 04027-Woodland View

**PROPOSAL:** To preliminary plat 83 single-family lots and one outlot.

**LOCATION:** Southeast of S. W. 40<sup>th</sup> & West "A" St.

**WAIVER REQUEST:**

1. To allow sanitary sewer to run opposite street grade.

**LAND AREA:** 30.186 acres, more or less.

**CONCLUSION:** With conditions the proposal is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinance. The waiver is acceptable as long as the sanitary sewer does not exceed design standards for maximum depth.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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<b><u>WAIVERS</u></b>
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To allow sanitary sewer to run opposite street grade
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Approval
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** see attached

**EXISTING ZONING:** AGR-Agricultural Residential

**EXISTING LAND USE:** Undeveloped/agriculture

**SURROUNDING LAND USE AND ZONING:**

North:	AGR-Agriculture Residential	Single-family dwellings on acreage
South:	AGR-Agriculture Residential	Single-family dwellings on acreage
East:	R-3-Residential	Single-family dwellings
West:	AGR-Agriculture Residential	Single-family dwellings on acreage

## **ASSOCIATED APPLICATIONS:**

Annexation 04010

Change of Zone 04070

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F-18)

The Land Use Plan identifies this area as urban residential. (F-25)

Tier I: Defines the City of Lincoln's near term growth area-generally a 40 square mile area which could reasonably expect urban services within the next twenty-five year period. Land within this area should remain generally in the present use in order to permit further urbanization by the City. (F-28)

Priority A of Tier I:

Areas designated for near term development are generally contiguous to existing development and should be provided with basic infrastructure within 12 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place. This area includes some land already annexed, but is still undeveloped and without significant infrastructure. Areas with this designation are the next priority for infrastructure programming. Some infrastructure improvements may be done in the near term while others, such as road improvements that are generally more costly, may take longer to complete.(F-29)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (F-65)

Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-66)

Guiding principles for new neighborhoods includes:

1. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
2. Parks and open space within walking distance to a ll residences;
3. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads ( F-67)

Continue the City's growth policy of contiguous urban growth. Urban development will occur in areas immediately abutting the city that reflect a logical and timely extension of urban infrastructure. (F 75)

The Lincoln Airport Authority has assessed the existing and future noise impacts, noise contours for the Airport environment in a Part 150 Airport Noise Compatibility Planning Study. The Comprehensive Plan will use information from the Part 150 Study to guide land use planning throughout the airport environs.  
(F-123)

**HISTORY:**

Date when preliminary plat was submitted:	October 4, 2004
Date when Planning Director's letter was sent:	November 1, 2004
Date when revised preliminary plat was submitted:	November 8, 2004

**August 2, 2004** The Lincoln Airport F.A.R. Part 150 Noise Compatibility Study, 2003 was adopted by City Council.

**September 2, 1997** Timber Ridge Preliminary Plat was approved by City Council.

**November 8, 1995** High Ridge Estates Final Plat was approved by the Planning Commission.

**April 21, 1995** High Ridge Estates Preliminary Plat was approved by City Council.

**UTILITIES:** Sanitary sewer and water mains will connect with existing mains in Timber Ridge.

**TRAFFIC ANALYSIS:** The streets within this development are local streets.

**PUBLIC SERVICE:** The nearest fire station is located on Coddington Ave., south of West "A" St.

Roper Elementary school is located at Coddington Ave. & West South St.

**ANALYSIS:**

1. This is a request to preliminary plat 83 residential lots and one outlot. This property is currently zoned AGR, Agriculture Residential. Change of Zone #04070 to R-3 has been requested.
2. This subdivision lies within Airport Environs Noise District and is within the outer approach zone. This subdivision is below the 60 DNL, which is acceptable for residential development. An Avigation and Noise Easement is required prior to approval of a final plat.

3. The proposed development is outside the city limits, but is within the future service limit. Annexation #04010 has been requested.
4. This area is designated as Tier I, Priority A in the 2025 Comprehensive Plan. The Comprehensive Plan identifies Priority A of Tier I as areas designated for near term development generally contiguous to existing development and should be provided with basic infrastructure within 12 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place.
5. The proposed residential development is compatible with adjacent land use and is in conformance with the 2025 Comprehensive Plan. There is a residential development to the east (Timber Ridge) and acreage development to the south (High Ridge Estates), west and north.
6. This development can be served with utilities from the Timber Ridge development. Improvements to the sanitary sewer system along West "A" St. may be required.
7. Public Works & Utilities Department does not object to the waiver to allow sanitary sewer to run opposite street grades.

**CONDITIONS:**

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Change the existing zoning to AGR in Note 1.
    - 1.1.2 Delete Note 6. All setbacks must be in conformance with the R-3 zoning district.
    - 1.1.3 Add utility easements requested by L.E.S.
    - 1.1.4 Extend W. Kehn St. to the limits of the plat.
    - 1.1.5 Make corrections per Public Works & Utilities memo of November 18, 2004.

1.1.6 Delete Waiver #1. A block length waiver is not required.

1.1.7 Delete second and third sentences in General Note #8. Add the following sentence to General Note #8; "The sidewalks shall be located in the standard location in the streets."

2. The City Council approves associated request:

2.1 Annexation #04010

2.2 Change of Zone #04070

General:

3. Final Plats will be approved by the Planning Director after:

3.1 You have completed or posted a surety to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, street trees, temporary turnaround and barricades, and street name signs.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1 to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of the final plat.

3.2.2 to complete the installation of sidewalks along both sides of streets as shown on the final plat within four (4) years following the approval of the final plat.

3.3.3 to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

3.3.4 to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

- 3.3.5 to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.
- 3.3.6 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat
- 3.3.7 to complete the installation of public street lights along streets within this plat within two (2) years following the approval of the final plat.
- 3.3.8 to complete the planting of the street trees along streets within this plat within four (4) years following the approval of the final plat.
- 3.3.9 to complete the installation of the street name signs within two (2) years following the approval of the final plat.
- 3.3.10 to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.
- 3.3.11 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.3.12 to complete the public and private improvements shown on the preliminary plat.
- 3.3.13 to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.3.14 to submit to the lot buyers and home builders a copy of the soil analysis.
- 3.3.15 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.3.16 to protect the trees that are indicated to remain during construction and development.
- 3.3.17 to inform all prospective purchasers and users that the land is located within the Airport Environs Noise District, that the land is subject to an aviation and noise easement granted to Lincoln Airport Authority, and that the land is potentially subject to aircraft noise levels which may affect users of the property and interfere with its use.

Prepared by:

Tom Cajka  
Planner

**DATE:** November 23, 2004

**APPLICANT:** Joey Hausmann  
3434 W. Garfield St.  
Lincoln, NE 68522  
(402) 580-2181

**OWNER:** Janet H. & Erich H. Broer  
1800 S.W. 40<sup>th</sup> St.  
Lincoln, NE 68522

**CONTACT:** Brian Carstens  
Brian D. Carstens & Associates  
601 Old Cheney Rd. Suite C  
Lincoln, NE 68512  
(402) 434-2424

## LEGAL DESCRIPTION

### CHANGE OF ZONE AGR TO R-3, ANNEXATION & PRELIMINARY PLAT

A survey of a portions of Lots 70, 71 and 72 of Irregular Tracts, located in the Northwest Quarter of Section 32 Township 10 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska; More particularly described by metes and bounds as follows.

Commencing at the Northwest corner of Section 32 Township 10 North Range 6 East of the sixth Principal Meridian; Thence South  $00^{\circ}27'42''$  West (an assumed bearing) on the West line of the Northwest Quarter of Section 32, a distance of 1181.91 feet; Thence North  $89^{\circ}17'32''$  East, on the South line of Lancaster subdivision a distance of 50.01 feet; Thence continuing on said South line of Lancaster Subdivision, a bearing of North  $89^{\circ}17'32''$  East, on the said South line, and the South lines of Lot 51 of Irregular Tracts a distance of 952.61 feet to the POINT OF BEGINNING; Thence South  $00^{\circ}42'28''$  East, a distance of 148.85 feet; Thence South  $74^{\circ}17'24''$  West, a distance of 254.16 feet; Thence North  $50^{\circ}36'42''$  West, a distance of 261.46 feet; Thence South  $44^{\circ}51'38''$  West, a distance of 231.91 feet; Thence South  $67^{\circ}04'31''$  West, a distance of 164.70 feet; Thence South  $38^{\circ}46'22''$  East, a distance of 170.93 feet; Thence South  $63^{\circ}46'32''$  East, a distance of 76.24 feet; Thence South  $23^{\circ}40'38''$  East, a distance 89.01 feet; Thence South  $04^{\circ}18'14''$  West, a distance of 126.65 feet; Thence South  $68^{\circ}38'52''$  West, a distance of 53.52 feet; Thence South  $00^{\circ}40'07''$  East, a distance of 63.08 feet; Thence South  $25^{\circ}08'34''$  West, a distance of 62.02 feet; Thence South  $17^{\circ}19'34''$  West, a distance of 126.92 feet, Thence South  $50^{\circ}15'29''$  West a distance of 129.95 feet; Thence South  $00^{\circ}05'46''$  East, a distance of 125.00 feet, to a point on the North line of Lot 73 Irregular Tract. Thence North  $89^{\circ}54'14''$  East, on the North line of Lot 73, a distance of 153.02 feet; Thence South  $00^{\circ}27'41''$  West, on the west line of Lot 73 Irregular Tract, a distance of 350.02 feet; Thence North  $89^{\circ}52'11''$  East, on the South line of the Northwest quarter of Section 32, a distance of 936.93 feet; Thence North  $00^{\circ}08'26''$  East, on the West line of Timber Ridge 5th Addition, a distance of 1474.57 feet, to the Southeast corner of Lot 49 Irregular Tract; Thence South  $89^{\circ}17'32''$  West, on the South line of Lots 49, and 51 of Irregular Tracts a distance of 319.27 feet to the POINT OF BEGINNING, and containing a calculated area of 1,314,919.85 Square feet or 30.186 acres more or less.





2002 aerial

# **Preliminary Plat #04027** **Change of Zone #04070** **Annexation #04010**

## **Zoning:**

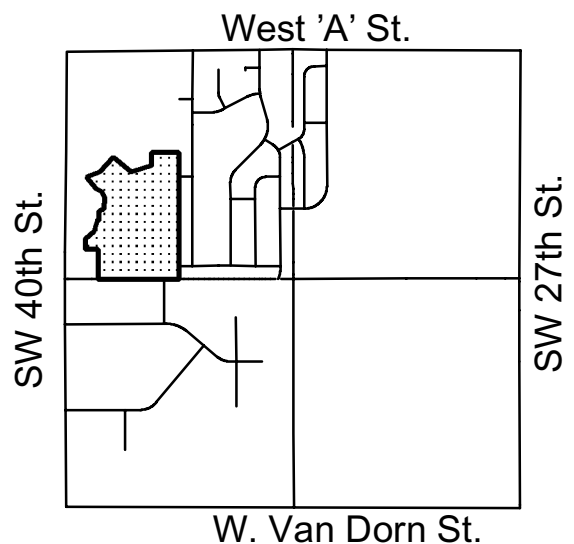
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 32 T10N R6E

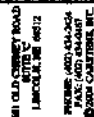


Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.



S.W. 40TH STREET  
 & ROSE STREET  
 LINCOLN, NE

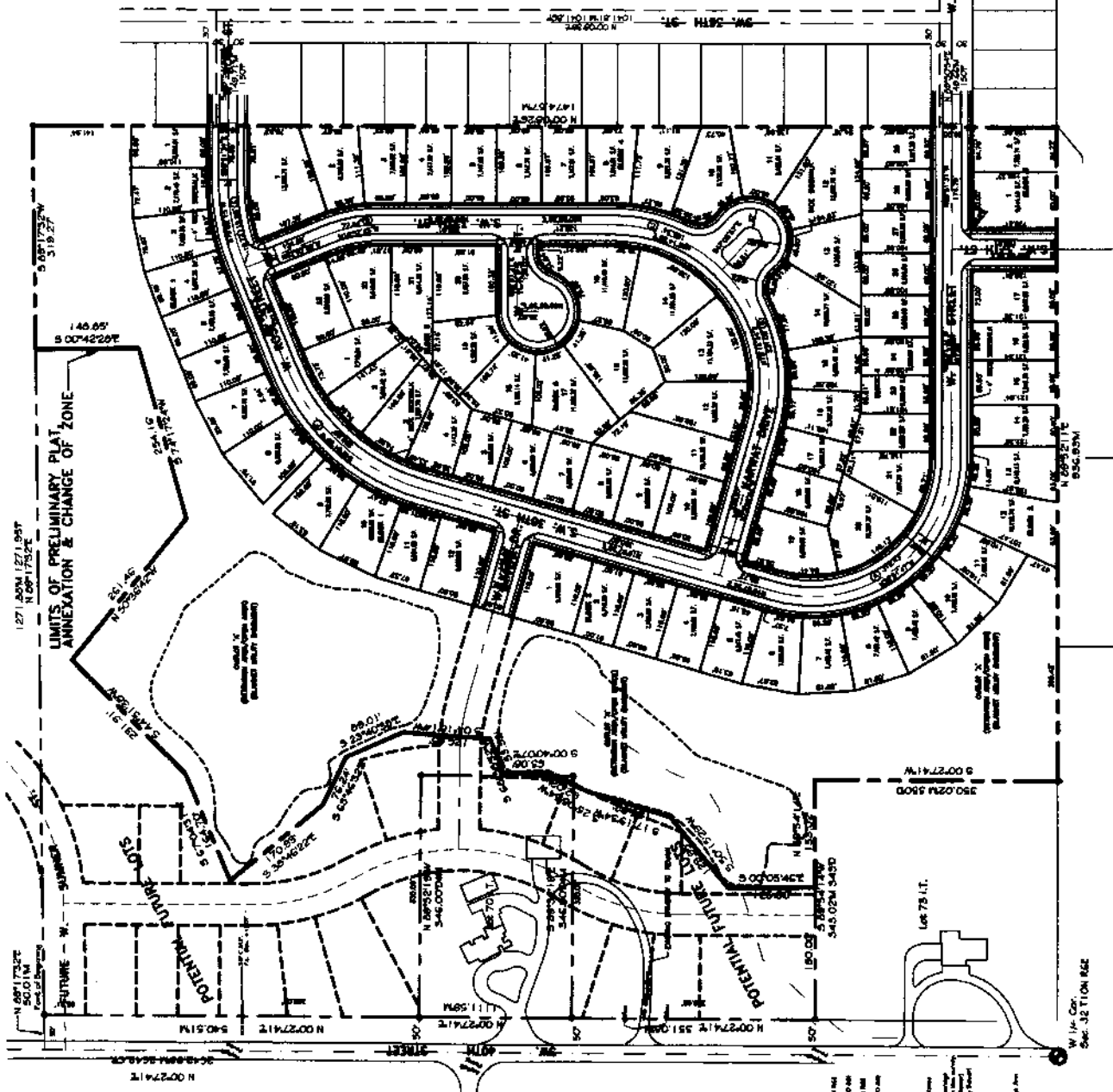
PROJECT: 40410M  
DATE: 10/04/01  
DESIGNED BY: MAMM

1 OF 5

1000

501 OLD  
HENNEY RD.  
SUITE 'A'  
LINCOLN  
NEBRASKA  
68512

**NEW! NEW!**  
**NEW PLAN**  
**NEW PLAN**  
**NEW PLAN**  
**NEW PLAN**





**RESIDENTIAL  
& COMMERCIAL  
DESIGN**

101 OLD CHERRY ROAD  
SUITE C  
LINCOLN, NE 68512  
PHONE: (402) 434-2424  
FAX: (402) 434-4657  
©2004 CARSTENS, INC.

**WOODLAND  
VIEW**

PRELIMINARY  
PLAT NUMBER

AND

CHANGES OF  
ZONE NUMBER

U.S.W. 40TH STREET  
 & ROOSE STREET  
 LINCOLN, NE

## UTILITY PLAN



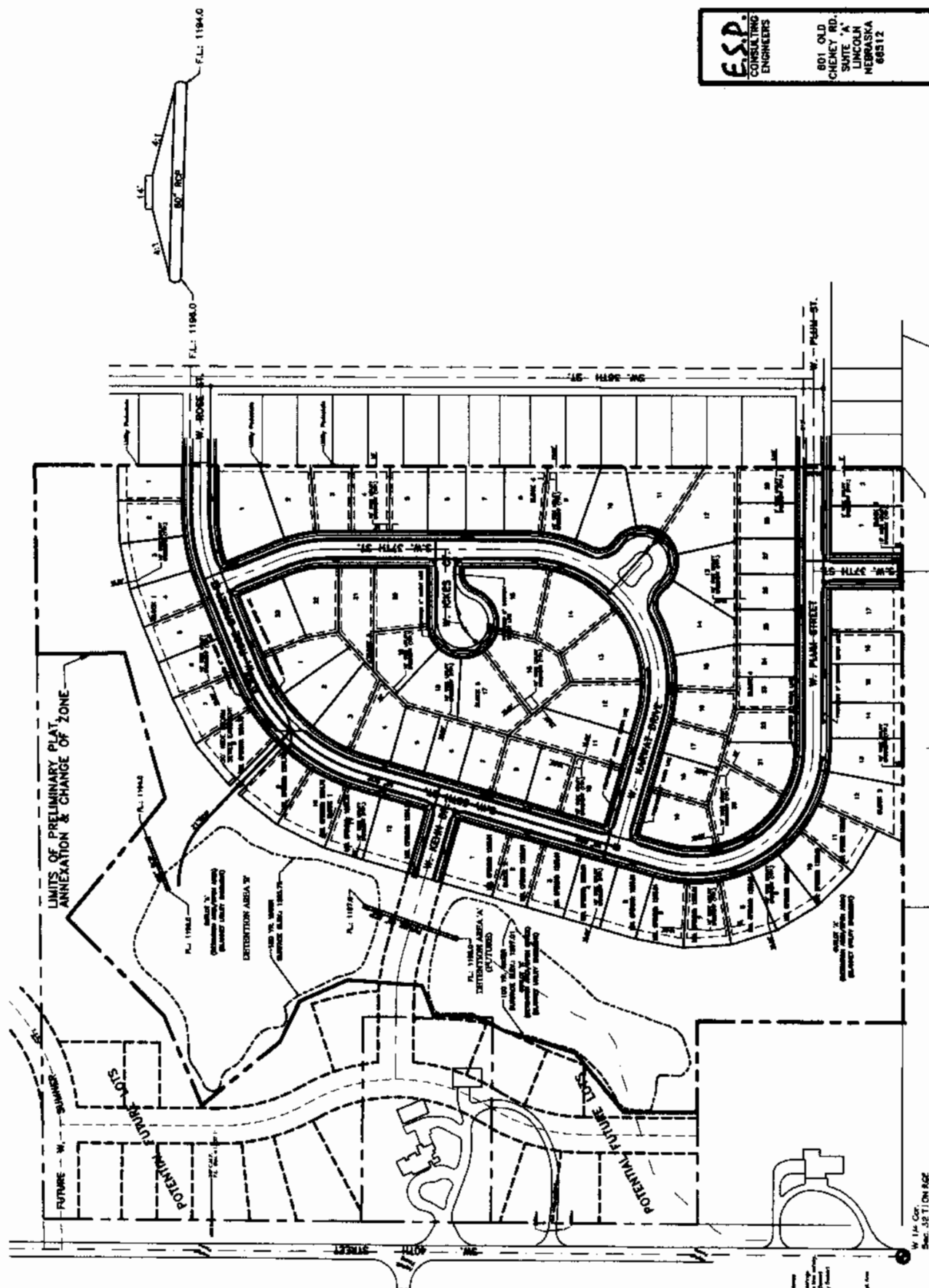
SCALE: 1"=60'


PROJECT #0004  
DATE: 11/04/04  
REVISED: 11/04/04

2 OF 5

**E.S.P.**  
CONSULTING  
ENGINEERS

801 OLD  
CHEMNEY RD.  
SUITE 'A'  
LINCOLN  
NEBRASKA  
68512





**BRIAN D. CARSTENS & ASSOCIATES**  
 LAND USE PLANNING  
 RESIDENTIAL & COMMERCIAL DESIGN


601 OLD CHEROKEE ROAD  
 SUITE 100  
 LINCOLN, NE 68512  
 PHONE: (402) 441-3408  
 FAX: (402) 441-4487  
 © 2006 CONSULTING, INC.

**WOODLAND VIEW**

PRELIMINARY  
 PLAT #00217  
 AND  
 CHANGE OF  
 ZONES #0070

S.W. 40TH STREET  
 & ROSE STREET  
 LINCOLN, NE

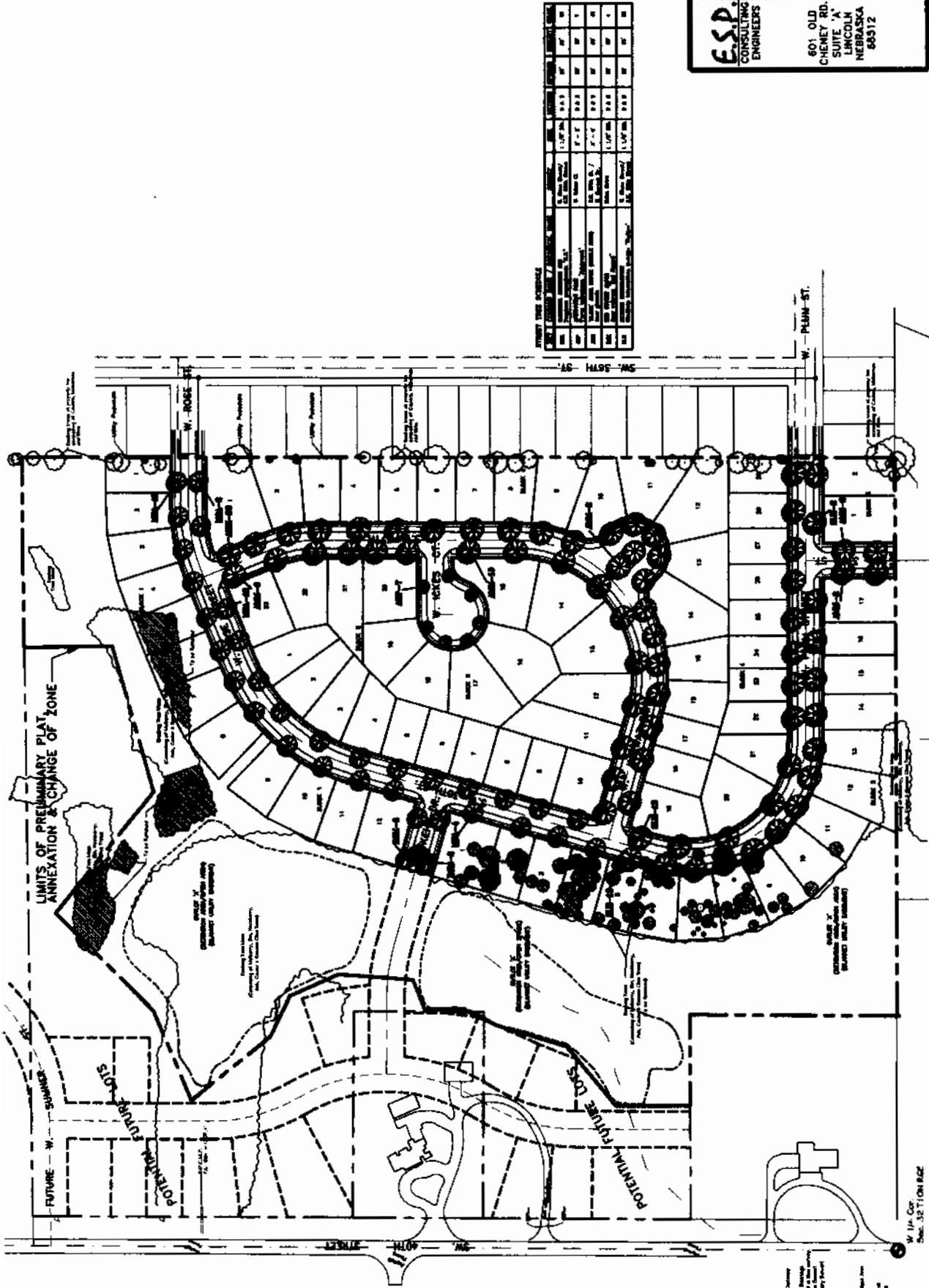
**LANDSCAPE PLAN**



**ESP**  
 CONSULTING  
 ENGINEERS

601 OLD CHEROKEE RD.  
 SUITE 100  
 LINCOLN, NE  
 68512

SCALE: 1"=40'  
 PROJECT DESIGN  
 DATE: 08/04/06  
 DRAWING NUMBER: 110004



PRELIMINARY PLAT #00217  
 AND  
 CHANGE OF ZONES #0070

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100	1,000	0.023	111.1	0.0000027

W. 1st St  
 S.W. 32nd St



**BRIAN D. CAUSTERS & ASSOCIATES**  
 LAND USE PLANNING  
 RESIDENTIAL & COMMERCIAL  
 TULSA, OK

601 OLD CEMETARY ROAD  
 SUITE 100  
 LINCOLN, NE 68512  
 PHONE: (402) 434-2048  
 FAX: (402) 434-4467  
 @BRIANCAUSTERS.COM

**WOODLAND VIEW**

PRELIMINARY  
 PLAT #0427  
 AND  
 CHANGE OF  
 ZONE #0470

S.W. 40TH STREET  
 & BOSE STREET  
 LINCOLN, NE

**GRADING  
 PLAN**

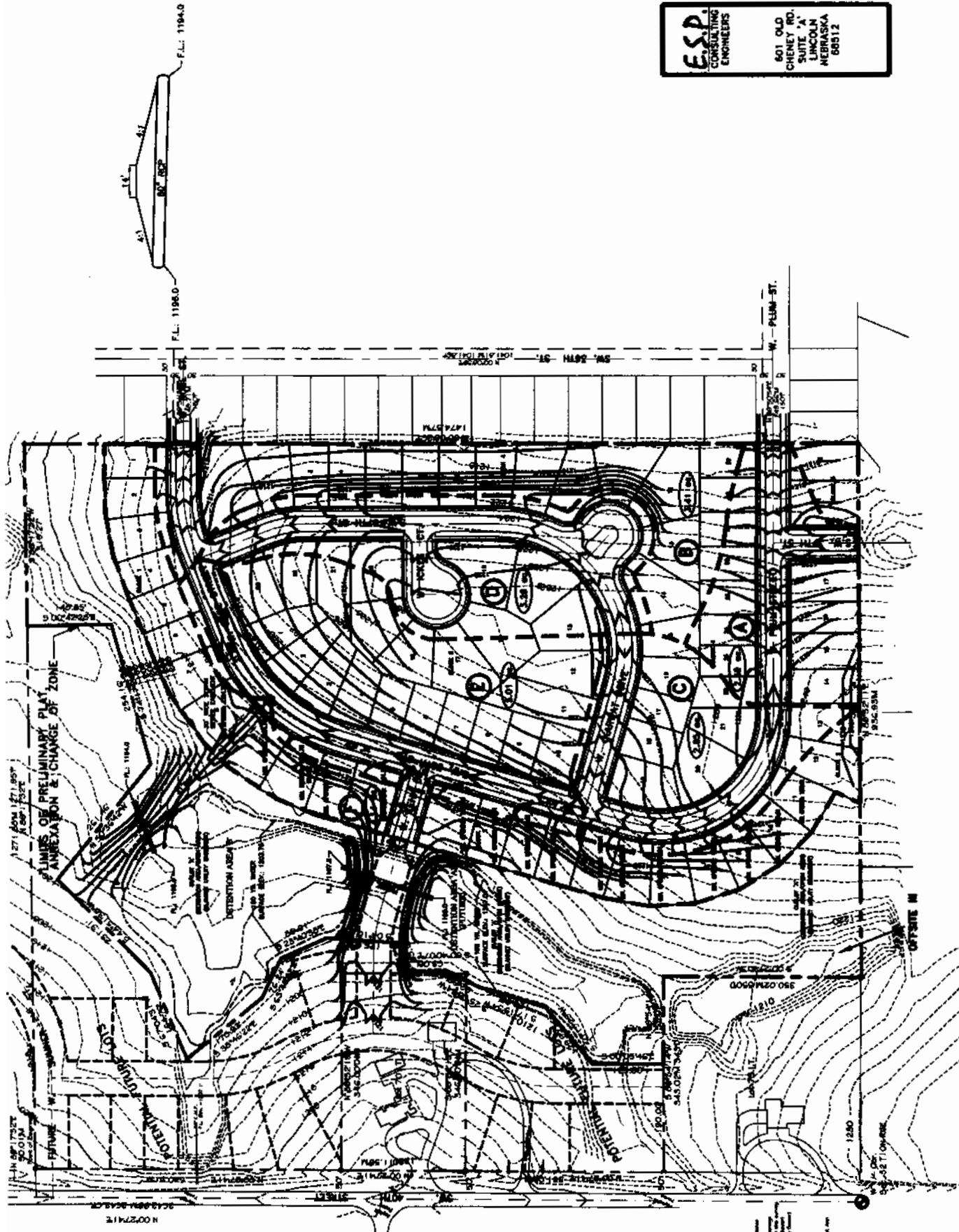


SCALE: 1"=40'

PROJECT: 200404  
 DATE: 04/20/04  
 DRAWN BY: H. HARRIS

**E.S.P.  
 CONSULTING  
 ENGINEERS**

601 OLD  
 CEMETARY RD.,  
 SUITE "A"  
 LINCOLN,  
 NEBRASKA  
 68512



# Memorandum

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<b>To:</b>	Tom Cajka, Planning Department
<b>From:</b>	Chad Blahak, Public Works and Utilities Dennis Bartels, Public Works and Utilities
<b>Subject:</b>	Woodland View Preliminary Plat #04026
<b>Date:</b>	11/24/04
<b>cc:</b>	Randy Hoskins

Engineering Services has reviewed the resubmitted preliminary plat for Woodland View located west of SW 36<sup>th</sup> Street between W Rose Street and W Plum Street, and has the following comments:

**Sanitary Sewer** - The sanitary sewer system is satisfactory.

(1.1) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades provided that maximum and minimum depths are not exceeded.

**Water Mains** - The water system is satisfactory.

**Grading/Drainage** - The following comments need to be addressed.

(3.1) The emergency overflow for detention area 'A' is Kehn Drive. The minimum opening elevations need to be revised to above the low point in Kehn Drive.

**Streets** - The following comments need to be addressed.

(4.1) As per the subdivision ordinance, the all streets need to be extended to the boundary of this plat. Kehn Drive needs to be shown extending to the west edge of Outlot A insuring its construction.

If Kehn Drive is not shown extended to the west boundary on this plat, there is no guarantee that it will be constructed when the property to the west develops in the future.

**General** - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

# **Lincoln Airport Authority**

Lincoln, Nebraska 68508

October 14, 2004

Mr. Tom Cajka, Project Planner  
City-County Planning  
555 So. 10th  
Lincoln, NE 68508

Subject: Lincoln Airport, Lincoln, NE  
Preliminary Plat 04026  
Woodland View

Mr. Cajka:

After reviewing the preliminary plat we have the following comments:

This area is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. This will require an appropriate Avigation and Noise Easement and Covenant Agreement at the time of the final plat. Please have the developer contact our attorney, Michael R. Johnson, at 420-1211, for the appropriate easement.

This area is also within a Turning Zone, as defined in Chapter 27.59. Any structures proposed in this area over 75' in height will require a height permit review, per the requirements of the chapter.

If you have any comments or questions, please give me a call.

Sincerely,

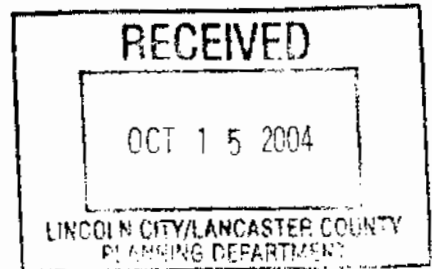
AIRPORT AUTHORITY



Jon L. Large, P.E.  
Deputy Director of Engineering

JLL/lb

cc: Mike Johnson, w/enclosures



# Memo



**To: Tom Cajka, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: November 18, 2004**

**Re: Woodland View**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Impact fees are to be collected in lieu of park land.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.